



417, 4303 1 Street NE
Calgary, Alberta

MLS # A2290863



\$329,900

Division:	Highland Park		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	1,061 sq.ft.	Age:	2014 (12 yrs old)
Beds:	2	Baths:	2
Garage:	Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	In Floor	Water:	-
Floors:	Carpet, Ceramic Tile, Laminate	Sewer:	-
Roof:	-	Condo Fee:	\$ 894
Basement:	-	LLD:	-
Exterior:	Composite Siding	Zoning:	DC (pre 1P2007)
Foundation:	-	Utilities:	-
Features:	Ceiling Fan(s), Granite Counters, High Ceilings, No Animal Home, No Smoking Home, Open Floorplan, Walk-In Closet(s)		

Inclusions: N/A

Welcome home. This stunning top-floor condo has it all — from the moment you step inside, you'll feel the difference. Offering 1,060 sq. ft. of living space, the home wraps you in comfort with 10-foot ceilings, heated floors, and an abundance of natural light streaming through large windows. Newly installed carpet adds a fresh, cozy feel that makes the space feel truly move-in ready. Both bedrooms feel like true personal retreats, each with generous walk-in closets. The primary suite is your own private escape, complete with a spa-like 5-piece ensuite, while the secondary bedroom has its own attached 4-piece bath — making guests and family feel right at home. The kitchen is the heart of this home — granite countertops, a walk-in pantry perfect for stocking up, a large island ideal for slow weekend mornings, and recently updated stainless steel appliances ready for every meal. A spacious walk-in laundry room with extra storage keeps everyday life running smoothly. With no neighbours directly across, the unit offers a rare sense of privacy and calm that's hard to put a price on. Step out to your balcony with a gas BBQ hookup and soak in those warm summer evenings. A generous underground heated parking stall and covered visitor parking mean there's always room for the people you love. Two amenity and party rooms — one with a full kitchen — make entertaining effortless. A dog leash park sits just across the street, with Walmart, Superstore, and Dollarama all close by. Easy transit connects you to downtown and the airport, with quick Deerfoot Trail access for drivers. This is the one you've been waiting for — come feel it for yourself.